

Housing Services



"I like being part of something that helps fulfill a basic need for many individuals and families. I always have good feelings when I am able to help fellow employees and the public."

- Mary Williams-Bey
Housing Services Administrative Secretary







The mission of Housing Services is to address housing needs of low-to-moderate income households while fostering neighborhood revitalization and improvement of individual structures, through the provision of continuously evaluated and newly developed rental assistance programs, homeowner rehabilitation programs, and assistance to service providers.

RECENT ACCOMPLISHMENTS

- Section 8 Program was rated as a High Performer (top level) in all 14 HUD categories.
- HOME Program was designated by HUD as the #1 program of its kind in the State of Kansas.
- Public Housing Modification performance included façade improvements on 12 structures, 59 new residential storage sheds, new chain link fencing on 45 residences, and landscape improvements in 10 yards.
- Assisted 8 clients in achieving their homeownership goals through the Section 8 Family Self Sufficiency program.
- A new Director of Housing was recruited and began employment with the City in January 2004.

- Section 8 offices will be consolidated with Public Housing into a single building. Renovations will get underway later in the summer of 2004.
- New grant sources identified included East Target store and YWCA, providing funds targeted toward domestic violence prevention.

DEPARTMENT OBJECTIVES

1. Address the needs of low to moderate income households.
2. Foster neighborhood revitalization.
3. Improve individual structures.

PERFORMANCE MEASURES

Dept. Objective	Program Measure Description	2001 Actual	2002 Actual	2003 Actual	2004 Projected	2005 Projected
1	Number of internal quality control audits of Section 8	NA	3	2	3	2
1	Number internal quality control audits of Public Housing	NA	1	4	4	4
1	Number of strategic planning sessions held for Housing Advisory Board	NA	NA	NA	1	1
2	Development and/or support of model block programs	NA	NA	NA	1	1
3	Number of promotional strategies developed and implemented	NA	NA	NA	3	4
1	Maintain high occupancy rate in public housing	95%	92%	95%	96%	97%
3	Number of exterior improvements made	NA	9	14	9	10
1	Number of (S-8) rental vouchers in service	2,152	2,286	2,366	2,366	2,424
1	Number of home buyers assisted	24	32	81	64	52
2	Number of housing units constructed or rehabbed through various programs	9	13	27	50	44
1	Number of home improvement loans leveraged	28	45	14	8	8
2	Number of houses painted	156	249	212	212	212
3	Options created for a facility to provide shelter and services	NA	1	1	2	1



OVERVIEW

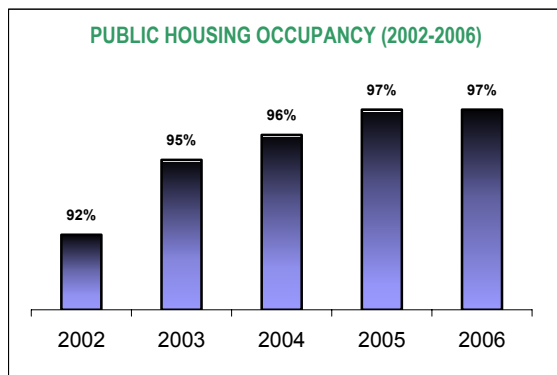
Housing Services is funded by grants. Most funding comes from the US Department of Housing and Urban Development (HUD). None of the funds currently being leveraged are local public funds, but rather contributions from private sources, primarily lenders.

There are two major divisions of Housing Services – Public Housing and Section 8. Both programs are funded from HUD

Public Housing Modified over 100 homes as part of the overall effort to revitalize neighborhoods

and receive oversight from the Wichita Housing Authority (WHA).

Other programs administered by Housing Services include the HOME program, Direct Loan and Deferred Loan programs, the Infill Housing program and Emergency Shelter and Assistance programs. Most services are targeted to low income citizens for housing assistance, home ownership and home rehabilitation.



DIVISION DESCRIPTIONS

Housing Services is organized into five divisions: Public Housing, Section 8, HOME, Neighborhood Improvement Services, and Homeless Services.

Public Housing: Exists for the purpose of providing publicly owned housing to low-income households. The two primary criteria used for determining eligibility are income and household size. Rent is based upon 30 percent of household adjusted gross income. Most public housing is located either in the inner city or four apartment complexes: Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutcherson. Administered by the WHA, this division also receives funding from HUD to improve physical characteristics of these properties through renovation and rehabilitation.

Section 8: Is organized for the purpose of providing rent and utility assistance through its voucher program; both landlords and tenants receive assistance, with tenants receiving subsidies based on a rent set by the landlord and tenant, with an upper limit set by HUD.

A Few More Housing Achievements

⇒ Designation received from HUD as the top HOME program in the State of Kansas for 2003.

⇒ Home Improvement Loan Program leveraged private sector investments at a ratio of 1:5 (\$20K City-controlled, \$102K private)

⇒ HOMEOwnership 80 assistance to homebuyers resulted in private mortgage investments at a ratio of 1:3 (\$1 million City-controlled, \$3.2 million private)

⇒ HOMEOwnership 80 assisted 64 new homeowners

Approximately 700 landlords and 2,500 tenants are served through the voucher program. Periodically, Section 8 is required to perform inspections to (1) ensure that no excessive damage has occurred, and (2) landlords are in compliance with housing standards.

Section 8 also manages the Family Self-Sufficiency (FSS) program, designed to assist current Section 8 tenants in achieving goals such as completing educational levels, acquiring and maintaining employment, and ultimately to transition to homeownership. The FSS program has been instrumental in assisting nearly 70 participants in realizing objectives of this type.

HOME: Is organized for the purpose of fostering neighborhood improvements through construction and/or rehabilitation of residential housing units. In 2003, the HOME program had a banner year as it was a catalyst for assisting

Section 8 offices will be consolidated with Public Housing into a single building later in 2004.

over 80 new homeowners; building or rehabilitating 27 homes through Community Housing Development Organizations (CHDOs), Housing Development Loan program, or the Boarded Up Home program; and assisted 38 homeowners on a post-closing basis in repairing or rehabilitating housing units.

Neighborhood Improvement Services: Provides emergency assistance to homeowners to correct health and safety problems, address and remove blight conditions in targeted neighborhoods, and assists in providing stability to the tax base.

Homeless Services: Utilizes HUD funding under the McKinney-Vento Homeless Assistance Act to provide emergency shelter and services to homeless individuals and families.



FUTURE CHALLENGES

- Absorb potential federal budget cuts. The 2005 federal budget proposal reduces funding for Section 8, and eliminates funding for the Family Self Sufficiency program.
- 10 Year Plan to End Chronic Homelessness - Wichita's plan may include a comprehensive center providing services to move people from homelessness to permanent housing.
- Section 3 Policy Development - The Housing Services Department is taking the lead in developing a City-wide policy to comply with Section 3 of the Housing and Urban Development Act of 1968. Compliance is essential to continued receipt of HUD funds including CDBG, HOME, Emergency Shelter Grant (ESG), public housing and Section 8.
- Strategic Plan - The Department will develop a strategic plan, in partnership with the Housing Advisory Board, to address the need for affordable housing. The plan will include strategies to increase public-private financing partnerships, and increase mixed-income residency projects.

Housing Services publishes a bi-monthly edition of its newsletter, known as "Around the House." Pick up a copy at the Housing Services Administrative offices located at 332 Riverview.



Innes Station is one of the recent success stories in the Affordable Housing Program

Housing Services Budget Summary					
	2003 Actual	2004 Adopted	2004 Revised	2005 Adopted	2006 Approved
Personal Services	2,315,099	2,770,080	2,900,937	2,990,089	3,090,486
Contractuals	13,506,580	11,329,405	13,450,648	13,449,701	13,449,986
Commodities	242,499	194,658	284,650	239,000	239,000
Other	662	800	800	800	800
Total Expenditures	16,064,839	14,294,943	16,637,035	16,679,590	16,780,272
Public Housing	2,500,170	2,739,895	2,892,249	2,974,878	3,065,446
Section 8	13,564,669	11,555,048	13,744,786	13,704,712	13,714,826
Total Expenditures	16,064,839	14,294,943	16,637,035	16,679,590	16,780,272
Total FTE positions	60.33	64.62	59.63	59.63	59.63

For more information on Housing Services programs, visit www.wichita.gov!



Wichita Homes

Finer residences were located north of downtown until 1910, when a wave of prosperity called for more stylish homes on East Douglas. Three mansions of this period include that of Cyrus M. Beachy, above, near Douglas and Roosevelt (formerly Moser, renamed for Teddy). This point was as far east as the streetcar ever went bringing golfers within walking distance of the country club, part of which became College Hill Park.